GOVERNMENT OF ANDHRA PRADESH

ABSTRACT

Municipal Administration & Urban Development Department - Tirupati Urban Development Authority (TUDA) - Change of land use from Protected & Un-Developable Use Zone (Barren/Rocky/Hill) to Residential land use in Survey No.411/1, 2, 3 and 428/1, 2, 3, S.V.Puram Village, Vadamalapeta Mandal, Tirupati District measuring a total extent of Ac.31.14 - Draft Variation - Confirmed - Orders - Issued.

MUNICIPAL ADMINISTRATION AND URBAN DEVELOPMENT (I) DEPARTMENT

G.O.Ms.No.2 **Dated:02/01/2024**

Read the following: -

1. From the Vice Chairperson, Tirupati Urban Development Authority, Lr Roc. No. 388/1/2021, dated: 29.04.2023.
2. Govt Memo 2095156 /I2/2023, dt:31.10.2023.
3. From the Vice Chairperson, Tirupati Urban Development Authority,Lr Roc. No. 388/G1/2021, dated: 07.11.2023.
4. Govt. Memo. No. 2095156/12/2023, dt: 23.11.2023.
5. A.P. Extraordinary Gazette No. 3114, dt: 24.11.2023.
6. From the Vice Chairperson, Tirupati Urban Development Authority,Lr RoC No 388/01/2021, dated 14-12-2023.

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ORDER:-

The Draft variation to the land envisaged in the Master Plan of Tirupati Urban Development Authority Region, Tirupati issued in reference 4th read above was published in Extra-ordinary Andhra Pradesh Gazette No. 3114, dt:24.11.2023. The Vice Chairman, TUDA, Tirupati in the reference 6th read above has submitted that, they have published a notice in Praja sakthi (Telugu Daily News Paper) and The Hans India (English Daily News Paper) on 26.11.2023 calling for objections and suggestions regarding change of land use under reference. TUDA has not received any objections/ suggestions from the general public. Therefore, VC, TUDA has requested the Government to issue final orders in the matter. Hence the draft variation is confirmed.

2. The appended notification will be published in the extraordinary issue of the Andhra Pradesh Gazette. Dt: 02-01-2024.

[BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH]

Y. SRILAKSHMI
SPECIAL CHIEF SECRETARY TO GOVERNMENT

To
The Commissioner of Printing, Stationery and Stores Purchase, Andhra Pradesh, Vijayawada.
The Vice Chairperson, Tirupati Urban Development Authority, Tirupati.

Copy to:
The applicant through the Vice Chairperson, Tirupati Urban Development Authority, Tirupati.
The Commissioner, Municipal Corporation, Tirupati.
The Special Officer & Competent Authority, Urban Land Ceiling, Tirupati.
The District Collector, Tirupati District.
Sc/Sf.

//FORWARDED : : BY ORDER/

SECTION OFFICER

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APPENDIX
NOTIFICATION

The following variation of land use envisaged in the Master Plan for Tirupati Urban Development Authority Region Land use Plan and its vicinity area was sanctioned by Government in G.O.Ms.No.112 M.A., dated 08-03-2019 for which it is proposed to make in exercise of the powers conferred by Section (15) of Andhra Pradesh Metropolitan Region and Urban Development Authorities Act, 2016.

VARIATION

As per the TUDA Region Land Use Plan approved by the Government In G.O.Ms.No.112 MA dated: 08-03-2019, Survey No.411/1, 2, 3 and 428/1, 2, 3, S.V.Puram Village, Vadamalapeta Mandal, Tirupati District measuring a total extent of Ac.31.14 is earmarked for Protected & Un-Developable Use Zone (Barren/Rocky/Hill) is now designated as Residential land use zone, which is shown in Modification to Master Plan No. 02/2023, TUDA, is available in the office of the Tirupati Urban Development Authority at Tirupati and it will be displayed for public during the working hours of the office of the TUDA at Tirupati, subject to the following conditions; namely:-

1. The owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Urban Land Ceiling Clearances etc. The owners / applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.
2. The applicant shall submit the proposals in the site under reference to this authority concerned and obtain approval before taking any developmental activity in the duly paying necessary charges as per the rules in force.
3. The change of land use shall not be used as the proof of any title of the land.
4. That the title and Urban Land Ceiling / Agricultural Land Ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Tirupati Urban Development Authority/ Tirupati Municipal Corporation before issue of building permission / development permission, and it must be ensured that the best financial interests of the Government are preserved.
5. The change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.
6. The above change of land use is subject to the condition that may be applicable under the Urban Land Ceiling, Act, 1976 and A.P. Agriculture Ceiling Act.
7. Any other conditions as may be imposed by Vice Chairman, Tirupati Urban Development Authority, Tirupati.

Schedule of boundaries of the area: "A,B,C,D-A" & E,F,G,H,I,J - E"

Survey No.	Sy.No.411	Sy.No.428
North	Sy.No.102 (P)	Sy No.424 and Proposed road
South	Sy.No.423 (P), 424 and Proposed road	Sy.No.417 (P)
East	Sy.No.102 (P) and 424 (P)	Existing 60m wide (NH 205) Tirupati to Chennai National Highway
West	Sy.No.423 (P)	Sy No.418 (P) and Sy No.102 (P)

// FORWARDED :: BY :: ORDER //

SECTION OFFICER